

APPRAISAL REPORT

Amselco Minerals, Inc.
38.9 Acre Tract
Greenwood County
South Carolina

This appraisal prepared by

Horace W. Landrith
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P.O. Box 1148
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April 4, 1988

Date



10755383

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Part I - INTRODUCTION

Summary of Facts and Conclusions

1. Owner of Record

Amselco Minerals Inc. to be owner of record

2. Acreage

38.9 acres

3. Improvements

None

4. Outstanding Rights

Subject to Right of Way for State Secondary Road 177 as it now exists

5. Reservations

None

6. Highest and Best Use

Timber production

7. Estimated Value

38.9 acres @ \$1300 = \$50,570

8. 1987 Taxes \$33.28

ASSUMPTIONS AND LIMITING CONDITIONS: The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Appraiser in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.
3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefor.
4. Any distribution of the valuation in the report between land and timber applies only under the existing program of utilization.
5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished by the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.
7. Disclosure of the contents of the appraisal report is governed by the Bylaws and Regulations of the professional appraisal organizations with which the Appraiser is affiliated.
8. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identity of the Appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the Appraiser is connected), shall be used for any purposes by anyone but the client specified in the report, the borrower if appraisal fee paid by same, the mortgagee or its successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent of the Appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the Appraiser.

REFERENCES:

1. Buyer/Seller of Comparable Sales
2. Pete C. Edwards, Tax Assessor, Greenwood County
3. Register of Deeds - Greenwood and McCormick County
4. John Cathy, District Ranger, Long Cane District, Sumter National Forest
5. Charles Von Hermann, Lands Staff, Sumter National Forest
6. Brad Thompson - Thompson and Gillespie, Consulting Foresters,
Greenwood, SC
7. Charles R. Meyers - Consultant Forester, Oakway, SC
8. Kenneth Morgan - Real Estate Appraiser - Edgefield, SC

Part II - FACTUAL DATA

Purpose of Appraisal

The purpose of this appraisal is to estimate the fair market value of the property described in this report.

Fair Market Value Defined

"Fair Market Value" is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would be sold by a knowledgeable owner willing, but not obligated, to sell to a knowledgeable purchaser who desired, but is not obligated, to buy.

Estate Appraised

Fee simple title subject to existing road right of way.

Legal Description

All that certain parcel as shown in deed of record dated 12/7/49 from the Judge of Probate, Greenwood County to Cornelius B. Young in Deed Book 58 at page 247, less and except that portion quit claimed to Henry A. Lassiter dated April 2, 1987 in DB 322 page 478.

Said tract is more particularly described on plat dated 3/17/88 by R. Daniel Proctor prepared for Amselco Minerals Inc., located in Greenwood County, South Carolina containing 38.90 acres.

AREA-NEIGHBORHOOD ANALYSIS

The area in which the appraised property is located was considered to be the area of Greenwood, McCormick, and Abbeville Counties, South Carolina, all rural counties.

These counties have generally good access with paved roads and numerous asphalt farm to market roads.

Most people in this area are employed in the towns of McCormick, Calhoun Falls, Abbeville, and Greenwood. Beef cattle farming and the production of forest products are the two main agriculture enterprises in the area and many part-time farmers supplement their farm income from off-farm employment in one of the towns previously mentioned.

Adequate public school facilities are nearby with elementary and high schools in McCormick, Abbeville, and Greenwood. Many churches of varying denominations are located throughout the community.

The subject is located about 1-1/2 miles from the Community of Troy, which has a post office and two stores.

One of the primary out-door recreation attractions for this area is the Clark Hill Reservoir and Richard Russell Lake, which have excellent fishing, boating, and camping facilities and Hickory Knob State Park also provides excellent recreational opportunities.

Deer and turkey are rather plentiful in this area and this is beginning to draw a great many people to the area and is beginning to have some influence on land values. Quite a large number of acres of land are leased by hunt clubs to provide private hunt sites for their members. Some people are buying land to use as a base to hunt on these leased lands or on National Forest land. Rural lands also have a good market for timber production over most of the area. The timber industry has a very large land base in this area and they are acquiring more lands as they become available. McCormick is the least populated county in the State with only about 8,000 people while the 1980 census showed Abbeville and Greenwood County to have 22,627 and 57,847 respectively.

Property Data:

The property contains 38.9 acres by survey completed on 3/17/88. It is irregular shaped with 896.64 feet frontage on paved secondary State Road 177. The tract is in Greenwood County but it lies closer to McCormick, the County Seat of McCormick County. Access from McCormick is by about two miles of paved primary and secondary state highways.

The topography is rolling low hills, all predominately loblolly pine sawtimber and pulpwood. I made a 10% cruise of the timber taking 38-1/10 acre plots on 3/28/88. The results of my cruise are as follows:

pine sawtimber - $212,500 \text{ MBF} \div 38.9 = 5,462.72/\text{Ac.}$
pine pulpwood - $131.68 \text{ cords} \div 38.9 = 3.39/\text{Ac.}$
hardwood - negligible.

The site index appears to be average for the area. However, the tract has numerous gullies; some of them quite large at 10-20 feet deep and 10-20 feet across. These gullies were apparently formed years ago resulting from run-off across the land when it was used for agriculture in the "teens" and early 1920's. These gullies are all "healed" now and support tree growth with some large ST trees in the centers.

The terrain probably supports as much tree growth with or without the past erosion. However, they are a definite detriment to the property because of logging operations, tree planting, and would likely prevent any other use of this tract such as pasture or cultivation.

The property lies on the Watershed of Long Cane Creek, however, there are not live streams on the property.

The property line along Highway 177 goes to the center line of an old road bed adjacent to the present road. There is a small amount of land subject to the right of way for 177, but not much because of the old road being the boundary. There are no other outstanding rights or reservations.

The 1987 taxes on the property were \$33.28 which is a reduced rate because of agricultural use.

PART III - ANALYSES AND CONCLUSIONS

Analyses of Highest and Best Use:

The highest and best use is for timber production. This is evidenced by the fact that surrounding properties are used for this purpose. The timber industry, both saw mill and paper mill companies, are very active in land and timber acquisition in this area. Tracts such as the subject are being purchased quite often by these groups for timber purposes. The subject is joined on the east by timber industry lands and north by the National Forest.

Data Analysis:

1. The dominate element of value for real estate such as the subject is the amount of merchantable timber or young timber such as plantations that are healthy and actively growing. The predominate species is pine except for the occasional bottom land hardwood tract.
2. Cash versus Contract Sales - We have a lot of cash sales in this area, particularly when tracts are purchased by the timber industry. If a person can get bank financing where the Seller receives cash, I treat this as a cash sale. It's obvious the Seller would not have sold for less for cash because he got cash from the bank who financed the purchase. If a land contract has normal down payment and the "going" interest rate comparable to bank financing, I consider this a cash sale. Other contract sales with low down payments, low interest rates should be adjusted for financing concessions. This is discussed on each transaction form in the Addenda.
3. Price-time Trends - There appears to be little change in land prices in the last three or four years. However, timber prices are not as stable and show considerably more volatility than land. The summer of 1987 began a rise in pine stumpage to where we are finding prices from \$150-200 per MBF. Of some concern is the prediction that housing starts in 1988 will be down. If this happens the decline in timber prices will probably take place later in the year.
4. Elements of Value - As discussed above, timber is the biggest element of value. After this we have not so much actual road frontage, but distance to a paved road. I don't believe size amounts very much to value with all other factors being equal, especially tracts large enough to manage for timber. For example, a 153 acre tract was subdivided into smaller tracts and sold at auction last summer. Any successful bidder on a small tract could, after all bidding was over, make an offer to buy all the tracts making up the 153 acres at a price at least 5% above the sum of the individual tract bids. This was done by a timber company who purchased the larger parcel. This is shown as Sale 9 and discussed further later in the report. Utilities are not an element of value in most cases.

Terrain, soil erosion, and site index is a definite element of value with the lower sites and eroded land bringing less than the better sites.

Approaches to Value:

The cost and the income approaches to value are not applicable to appraise this type property. The market or sales comparison approach is more applicable and therefore it will be used to estimate the fair market value.

Two slight variations to this approach are used. First, I have estimated the value of the timber and added this to the estimated value of the bare land. Both bare land and timber values were obtained from comparable sales of like timber and land.

Secondly, I have compared land sales containing standing timber to the subject and made adjustments for the varying amounts of timber plus adjustments for other elements of value.

Estimate of Value:

The value for the timber is estimated from the following sales.

Timber Sale 1

Pine saw timber	-	390,166 bd. ft.
Hardwood saw timber	-	1,160 bd. ft.
Pine pulpwood	-	130 cords
Hardwood pulpwood	-	48 cords

Grantor: Anne M. Stout

Grantee: Federal Paper Board, Inc.

Sale date: September 29, 1987

Sale price: \$62,828.00

Location: McCormick County - 15 miles north of Augusta

Acreage: 425.91 acres in farm - 58 acres in sale area.

Volume per acre/pine ST: 6,727 bd. ft.

Value per MBF - Pine	-	\$155.24
Value per MBF - Hardwood	-	\$ 60.00
Value per Cord - Pine	-	\$ 15.00
Value per Cord - Hardwood	-	\$ 5.00

Timber Sale 2

Pine saw timber - 123,573 bd. ft.
Pine pulpwood - 93 cords

Grantor: Colonel James Dubose
Grantee: Federal Paper Board, Inc.

Sale date: September 19, 1987
Sale price: \$27,442.00

Location: Edgefield County - nine miles west of Edgefield and 22 miles south of McCormick.

Acreage: 105.5 acres in tract - 17 acres in sale

Volume per acre/pine ST - 7,269 bd. ft.
volume per acre/pine PW - 5.47 cords

Value per MBF - pine ST - \$210.78
Value per cord - pine PW - \$ 15.00

Timber Sale 3

Pine saw timber - 496,000 bd. ft.
Pine pulpwood - 369 cords
Hardwood pulpwood - 184 cords
Chip and saw pine - 400 cords

Grantor: T. W. Humphries
Grantee: Brunswick Pulp & Land Co.

Sale date: December 10, 1987
Sale price: \$112,913.

Location: McCormick County - near Plum Branch.

Acreage: Two tract: 23.68 and 79.64 acres - total acres - 103.32

Volume per acre/pine ST - 4,800 bd. ft.

Value per MBF - pine - \$182.00
Value per cord - pine - \$ 15.00
Value per cord - hardwood - \$ 6.00
Value per cord chip - saw pine - \$ 40.00

Timber Sale 4

Pine saw timber - 298,000 bd. ft.

Grantor: Thomas Bell

Grantee: Georgia Pacific

Sale date: December 9, 1987

Sale price: \$52,640

Location: Greenwood County near Callison SR 48 and SR 186

Acreage: 70

Volume per acre/pine ST - 4,257 bd. ft.

Value per MBF - pine - \$176.64

This is a marked partial cut - hence no pulpwood or hardwood. Trees are good size - usually 15"- 17" and three logs high.

These sales had pine sawtimber prices at \$155.24, \$210.78, \$182.00 and \$176.64 per thousand board feet (MBF). The economic outlook is for housing starts to drop in 1988. Considering this fact, I expect timber prices to level off or maybe drop somewhat. Based on these sales I estimate the value of the pine sawtimber to be \$175.00 per MBF.

Pine pulpwood prices seem to be consistent at \$15.00 per cord and this is the value assigned to the subject cordwood.

The estimated timber values are:

5,462 bd. ft. x \$175 =	\$ 955.85
3.39 cords x \$15 =	50.85
TOTAL =	\$1006.70 per acre.

I have listed ten sales that have comparable features to the subject. Sales 2, 5, 6, and 7 are timber land sales which had no merchantable timber at time of sale.

Sale 2 is 75.48 acres selling on 5/4/87 for \$344 per acre. This tract was clear cut before the sale, leaving no merchantable timber. Access is by a woods road of about 2200 feet from paved SR 28. The tract is located closer to McCormick than the subject, but the subject has paved road access. The terrain on the sale is better because of the gullies on the subject. The value of the bare land on the subject would be similar to this sale.

Sales 5 and 6 are cut over tracts both selling on June 16, 1987. These tracts adjoin each other and are within 1/2 mile of the subject. Sale 5 is 9.28 and Sale 6 is 13.38 acres. The former sold for \$550 and the latter for \$400 per acre. The difference in value is probably due to size, better configuration, and more road frontage on the smaller tract. The subject would have a value of about \$350-400 per acre based on these sales because of size and terrain.

Sale 7 is a 21.11 acre tract selling on June 16, 1987 for \$410 per acre. This tract lies on paved SR 177 about 3/4 mile from the subject. This tract has slightly rolling terrain and it is entirely in pine plantation, three years old. There is very little road frontage but due to the planted pine and better terrain, this tract would be more valuable than the bare land of the subject. The bare land on the subject would be worth about \$250 per acre based on this sale.

The value for the subject based on the above sales are:

	Actual Sale Price
Sale 1 - \$344	\$344
Sale 5 - \$350	\$550
Sale 6 - \$400	\$400
Sale 7 - \$250	\$440

Based on these sales with adjusted values between \$250-\$400 per acre, I estimate the value of the bare land on the subject to be \$350 per acre.

Total value is:

$$\begin{aligned}
 38.9 \text{ acres} \times \$350 &= \$13,615.00 \text{ Land value} \\
 38.9 \text{ acres} \times \$1006.70 &= \$39,160.63 \text{ Timber value} \\
 \text{TOTAL VALUE} &= \$52,775.63 \div 38.9 = \$1356.70/\text{acre}
 \end{aligned}$$

Considering a comparison of the subject to sales of not bare land, but land with timber, I have used the following sales. Adjustments for timber were made at the unit price as estimated above, plus other adjustments for various elements of value were made.

Sale 1 is a 102.46 acre tract selling on April 13, 1985 for \$1497 per acre. This tract is more valuable than the subject. The terrain is considerably better and it has better soils. A small pond also enhances value for wildlife. The sale is closer to McCormick, the nearest shopping area and it has more highway frontage. The sale has better timber with a volume of 7.45 MBF pine sawtimber as opposed to 5.46 MBF on the subject. Timber prices have increased since the time of this sale but land prices have shown little or no increase. No adjustment will be made for time on the land value.

Timber values for the subject and sale are as follows.

	Subject value per acre	Sale value per acre
Pine ST	\$ 955.85	\$1,135.31
Pine PW	50.85	8.34
Hardwood ST		3.51
	<u>\$1,006.70</u>	<u>\$1,147.16</u>

As mentioned above, I will make no adjustment for time on the land. However, the timber was valued at \$152 per MBF at time of this sale. Now we are saying the timber is worth \$175 MBF at today's prices. This is a 15% increase. Adjusting the timber values to the subject requires a minus adjustment. Reflecting the price increase, the minus adjustment is increased by 15%. However, we could safely say that if the timber went up 15%, then the per acre value would also go up that amount, thus cancelling out any increased adjustment.

The adjustment for timber when compared to this sale is \$140.46, for a per acre value of \$1356.54 per acre. Considering the better terrain on the sale, I believe the subject would sell for \$1275 based on this sale.

Sale 3 is 50.06 acres selling for \$900 per acre on 10/23/85. This tract is not as well located but topography is better than the subject. This sale has gravel road access whereas the subject is on a paved road. The timber values on this sale are as follows.

Pine ST	-	\$369.46
Pine PW	-	125.85
		<u>\$495.31</u>

An adjustment of $\$1006.70 - 495.31 = \511.39 needed for timber. $\$900 + \$511.39 = \$1411.39$ for the subject based on this sale. No other adjustments are made.

Sale 4 is adjacent to Sale 3, both purchased by the same company. values for timber and land are similar to Sale 3 and comparison of this tract to the subject will lead to about the same value as indicated by Sale 3 or \$1400 per acre.

Sale 8 is 44.76 acres selling on June 16, 1987 for \$577.50 per acre. This tract lies very close and within about 1/4 mile of the subject with about 420 feet frontage on the same highway. The property has about 39.76 acres of pine pulpwood in a good, well-stocked stand over 30' tall and 5 acres of pine plantation 4 years old.

This tract has considerably better terrain than the subject. It is flatter and does not have the gullies as on the subject. No separate values for timber were available. However, from comparison to other sales in the market, I would say the timber value could be estimated at a round figure of \$300 per acre. This would indicate an adjustment of $\$1006.70 - \$300 = \$706.70$ for timber value and a total of \$1284.20 per acre. The terrain and soil is better on the sale and when considering these factors along with the timber, the subject should sell for \$1200 per acre based on this sale.

Sale 9 is a 109.33 acre tract adjacent to the above sale and cut from the same estate. This along with sales 5, 6, 7, and 8 were part of the estate sold by the Heirs at auction. After the bidding is complete, any successful bidder of a tract can buy all the tracts if he offers at least 5% above the highest bid. What it amounts to is they put all the tracts back together and give anyone that bid the chance to bid again on the whole. This is what happened in this instance.

Holmes Timber Company purchased tracts 1, 2, 4, and 5 which are Sale 9 and tracts 3 and 4 which make up Sale 8. This was all in one large tract with good growing pine timber which is desirable to the timber company.

The terrain and site index is similar to Sale 8. However, the timber value is less which is reflected in the price. This tract sold for \$467 per acre on 6/16/87. This tract has approximately 40 acres of planted pine four years old, 36 acres of sparse pine and 33.33 acres of mixed pine ST and PW. Considering the adjustments for timber at \$800 the subject should sell for

\$1267.86 per acre. This sale does not front on the same highway as the subject. It fronts for about 1/4 mile on a county asphalt road. Considering the better terrain on this tract, the subject should sell for \$1200 per acre based on this sale.

Sale 10 is 97.10 acres selling for \$1200 per acre on June 25, 1982. This tract adjoins the subject on the south boundary. The tract was just recently clear cut so it is not possible to directly compare the timber to the subject. However, it has the scattered gullies similar to the subject which were created by soil erosion after cultivation was ceased about the same time as the subject.

This indicates it reverted to forest at about the same time as the subject and was probably part of the same farm. This also leads me to believe it had timber similar to the subject. 1983 aerial photos, stumps and logging debris also support this belief.

Due to the difference in time and timber values, the subject should sell for about \$1500 per acre based on this sale.

Correlation and Final Value Estimate:

The adjusted sale values for the above sales indicate the following values for the subject.

	<u>Adjusted Sale Price</u>	<u>Sale Price</u>
Sale 1 -	\$1,275	\$1,497
Sale 3 -	\$1,411	\$ 900
Sale 4 -	\$1,400	\$ 888
Sale 8 -	\$1,200	\$ 577.50
Sale 9 -	\$1,200	\$ 467.86
Sale 10 -	\$1,500	\$1,200.

Sale 1 is recognized as having the most similar timber volumes and values. Sales 8 and 9 are in the subject's neighborhood and are recent sales. They required heavy adjustments for timber but are still good indicators of value. Sale 10 adjoins the subject, however, it sold 6 years ago and the timber has been cut, leaving some speculation as to its comparability. Based on these sales and with the most weight on Sale 1, I estimate the value of the subject to be \$1300 per acre.

By adding the timber value to a bare land value derived from the market, the estimated value is \$1356.70 per acre.

Looking at the sales with timber values and adjusting for the differences is the better variation of estimating value. Therefore, I estimate the value of the subject to be \$1300 per acre.

Total value is: $38.9 \times \$1300 = \$50,570.$

<u>SALE</u>	<u>SIZE</u>	<u>PRICE/ACRE</u>	<u>MBF/PINE</u>	<u>CDS PINE</u>	<u>ACCESS</u>
1	102.46	\$1,497	7.43	.56	Paved
2	75.48	\$ 344	0	0	Woods
3	50.06	\$ 900	2.74	8.99	Co. Gravel
4	45.0	\$ 888	Similar to #3		Woods
5	9.28	\$ 550	Cut Over		Paved
6	13.38	\$ 400	Cut Over		Paved
7	21.11	\$ 410	Planted pine 3 yrs.		Paved
8	44.76	\$ 577.50	5 acres planted pine		Paved
			39.76 pine PW		
9	109.33	\$ 467.86	40 acres planted pine		Paved
			36 acres sparse pine		
			33.33 acres ST, PW		
10	97.10	\$1,200	Explanation under estimate of value		Paved

CERTIFICATION: The Appraiser certifies and agrees that:

1. The Appraiser has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
2. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The "Estimate of Market Value" in the appraisal report is not based in whole or in part upon the race, color, or national origin of the prospective owners or occupants of the property appraised, or upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
3. The Appraiser has personally inspected the property and all comparable sales listed in the report. To the best of the Appraiser's knowledge and belief, all statements and information in this report are true and correct, and the Appraiser has not knowingly withheld any significant information.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analyses, opinions, and conclusions contained in the report).
5. This appraisal report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the appraisal organizations with which the Appraiser is affiliated.
6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on the appraisal report. No change of any item in the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.

4-4-88
Date of Appraisal

Horace W. Landrith
Horace W. Landrith - Appraiser

ADDENDA



Pine Timber on Subject



Paved Secondary Highway 177 Bounded on East by Subject Tract

TRANSACTION EVIDENCE FORM
(FSM 5417.7)
INFORMATION FOR OFFICIAL USE ONLY

1. SALE DATE 2. SALE NO. 1
4/13/85

LOCALITY
CUFFEY TOWN CR.
COUNTY

MCCORMICK

6. SELLER'S NAME AND ADDRESS
WM. R. CHEATHAM

3. FOREST
FRANCIS MARION - SUMTER
5. LOCATION (G.L.O., LAND LOTS, SURVEYS)
NEAR JUNCTION OF SC52 & 23

7. PURCHASER'S NAME AND ADDRESS
POLLARD LUMBER CO.

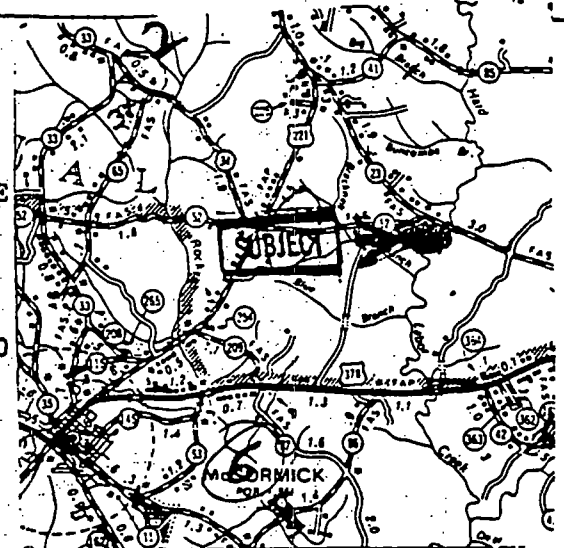
8. RECORDATION DATE BOOK PAGE
DATA 11/21/84 70 8

9. CONSIDERATION
DEED AMOUNT TYPE OF INSTRUMENT
153,400 WD

TAX STAMPS \$307 INDICATED PRICE 1550000

10. INTERVIEW
NAME KNOWLAGABLE LOCAL DATE 9/9/85
REAL ESTATE DEALER
IMPROVEMENT VALUE PRICE PER ACRE-LAND
NONE \$350

CONDITION OF SALE: CASH



REASON FOR PURCHASE: INVESTMENT IN
LAND AND TIMBER

PRICE \$
CASH \$ 153,4000
BALANCE \$ INTEREST RATE % INTENDED USE: TIMBER PRODUCTION
PAYMENTS \$ NO. PAYMENTS

11. LAND FACTORS ACRES BY TYPE:
SIZE (ACRES) TIMBER ALL BARREN OTHER
102.46 PASTURE CROP
BRUSH DEVELOPED

FRONTAGE (FEET) USEABLE CONDITION: ZONING - NONE
ROAD 1/2 MI LAKE DEED RESTRICTIONS - NONE
F.S. STATE RESERVATIONS - NONE
COUNTY X PVT. STREAM 1/2 MI OUTSTANDING RIGHTS -
IN PUBLIC ROADS AND
UTILITIES

12. DATE INSPECTED 9/4/85 MINERALS - % WITH LAND 100 % OUTSTANDING N/A

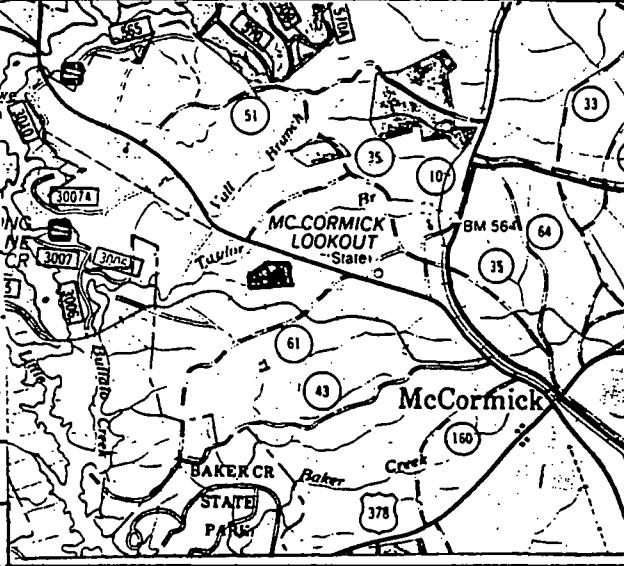
13. IMP. & ELEMENTS AFFECTING VALUE (VIEW, TERRAIN, TIMBER VOL., SOIL, ETC.)

\$ 350 BARE LAND VALUE/ AC. PINE ST. \$152/MBM X 761/MBM = \$116324
PINE PULPWOOD 57CD @ \$15/CD HDW ST. 8MBF @ \$45/MBM
GOOD GROWING YOUNG ST. STAND

14. OTHER POWER TELEPHONE WATER AND SOURCE ACCESS (KIND)
FACTORS: YES YES CREEK PAVED RD.

15. REMARKS (ADDITIONAL ROOM ON BACK)
NEAR NEW PRISON

16. PREPARED BY TITLE DATE
C. von HERRMANN FORESTER 9/11/85
Horace W. Landrith APPRAISER R8-5400-8

TRANSACTION EVIDENCE FORM (FSM 5417.7) INFORMATION FOR OFFICIAL USE ONLY				1. SALE DATE 05/04/87		2. SALE NO. 2	
4. LOCALITY Between SR 28 and SR 61 COUNTY McCormick				5. LOCATION (G.L.O., LAND LOTS, SURVEYS) South of SR 28, West of McCormick			
6. SELLER'S NAME AND ADDRESS Georgia-Pacific Corp.				17. SKETCH, MAP, OR PHOTOGRAPH 			
7. PURCHASER'S NAME AND ADDRESS Jennings G. McAbee Rt. 1, McCormick							
8. RECORDATION DATE 6/5/87		BOOK 81		PAGE 67			
9. CONSIDERATION	DEED AMOUNT \$10 O.V.C.		TYPE OF INSTRUMENT W.D.				
	TAX STAMPS \$172.00		INDICATED PRICE Affidavit \$25,986.				
10. INTERVIEW	NAME Local official		DATE 2/3/88				
	IMPROVEMENT VALUE None		PRICE PER ACRE-LAND \$344.				
	CONDITION OF SALE: PRICE \$ 25,986 CASH \$ 25,986 BALANCE \$ _____ PAYMENTS \$ _____		INTEREST RATE _____ % NO. PAYMENTS _____		REASON FOR PURCHASE: Investment INTENDED USE: Hunting		
11. LAND FACTORS	SIZE (ACRES) 75.48		ACRES BY TYPE: TIMBER _____ BARREN _____ PASTURE _____ CROP _____ BRUSH _____ DEVELOPED _____		OTHER Cut over 75.48		
	FRONTAGE (FEET) ROAD 0 LAKE _____ <input type="checkbox"/> F.S. <input type="checkbox"/> STATE <input type="checkbox"/> COUNTY <input type="checkbox"/> PVT. STREAM		USABLE CONDITION: ZONING- None DEED RESTRICTIONS- None RESERVATIONS- None OUTSTANDING RIGHTS- None MINERALS- % WITH LAND 100		% OUTSTANDING _____		
12. DATE INSPECTED 3-2-88							
13. IMPROVEMENTS AND ELEMENTS AFFECTING VALUE (VIEW, TERRAIN, TIMBER VOL., SOIL, ETC.) Tract has good drainage borders on creek at north boundary. Timber cut before sale. Access is poor woods road 2200 feet from SR 28.							
14. OTHER FACTORS: POWER TELEPHONE WATER AND SOURCE ACCESS (KIND) available 2200' away nonw woods road							
15. REMARKS (ADDITIONAL ROOM ON BACK)							
16. PREPARED BY Horace W. Landrith				TITLE Appraiser		DATE 2/4/88	

TRANSACTION EVIDENCE FORM
(FSM 5417.7)
INFORMATION FOR OFFICIAL USE ONLY

1. SALE DATE 2. SALE NO.
Oct 23 1985 3

3. FOREST
SUMTER

LOCALITY
Mount Vernon Church
COUNTY

5. LOCATION (G.L.O., LAND LOTS, SURVEYS)
APPROX .5 MI. W OF JUNCT. 668&316

6. SELLER'S NAME AND ADDRESS
EFTIE MAY L. BEACH

17. SKETCH, MAP, OR PHOTOGRAPH

7. PURCHASER'S NAME AND ADDRESS
HOLMES TIMBER CO., INC.

8. RECORDATION DATE BOOK PAGE
DATA 10/23/86 74 64

9. CONSIDERATION
DEED AMOUNT TYPE OF INSTRUMENT
\$45,054.00 WD

TAX STAMPS INDICATED PRICE
\$191 \$5000

10. INTERVIEW
NAME DATE
KNOWLEDGEABLE LOCAL 10/8/86
IMPROVEMENT VALUE PRICE PER ACRE-LAND
NONE \$404.3

CONDITION OF SALE:

REASON FOR PURCHASE:
INVESTMENT IN LAND AND TIMBER

PRICE \$45054

CASH \$45054

BALANCE \$ INTEREST RATE % INTENDED USE:
PAYMENTS \$ NO. PAYMENTS INTERM USE TIMBER PRODUCTION

11. LAND FACTORS ACRES BY TYPE:
SIZE (ACRES) TIMBER 50.06 BARREN OTHER
50.06 BRUSH CROP CUT OVER
DEVELOPED

FRONTAGE (FEET) USEABLE CONDITION: ZONING -
ROAD 100 LAKE DEED RESTRICTIONS -
F.S.X STATE RESERVATIONS - ALL NONE
COUNTY PVT. STREAM OUTSTANDING RIGHTS -

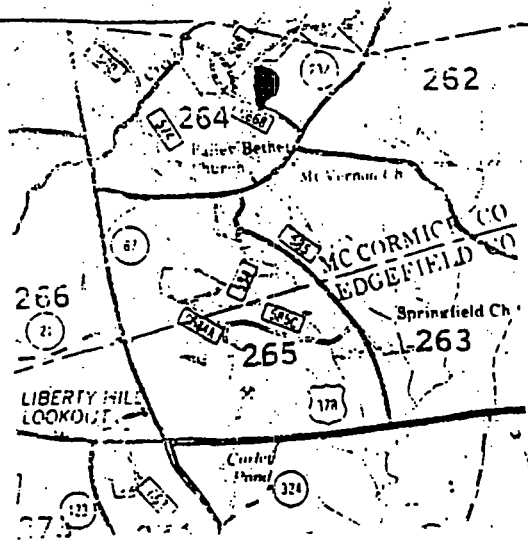
12. DATE INSPECTED MINERALS-% WITH LAND 100 % OUTSTANDING
10/16/86 06/26/87

13. IMP. & ELEMENTS AFFECTING VALUE (VIEW, TERRAIN, TIMBER VOL., SCIL, ETC.)
137 MBF PINE ST. @ \$135 /MBF = \$18513.90
450 CDS. PINE PW. @ 14/ CD. = \$6300
bare land 20240.10

14. OTHER POWER TELEPHONE WATER AND SOURCE ACCESS (KIND)
FACTORS: GRAVELED FDR

15. REMARKS (ADDITIONAL ROOM ON BACK)

16. PREPARED BY TITLE DATE 06/26/
C. VONHERRMANN Horace W. Landrith FORESTER Appraiser 10/20/86
RS-5400-8



TRANSACTION EVIDENCE FORM
(FSM 5417.7)
INFORMATION FOR OFFICIAL USE ONLY

1. SALE DATE 10/19/86 2. SALE NO. 4

3. FOREST SUMTER

LOCALITY MT. VERNON CHURCH
COUNTY

5. LOCATION (G.L.O., LAND LOTS, SURVEYS, APROX 1MI NW JUNCT C668 AND 232

6. SELLER'S NAME AND ADDRESS
Mc Cormick
Nellie B. Turner et. al.

17. SKETCH, MAP, OR PHOTOGRAPH

7. PURCHASER'S NAME AND ADDRESS
Holmes Timber Co. Inc.

8. RECORDATION DATE BOOK PAGE
DATA 10/19/86 78 37

9. CONSIDERATION
DEED AMOUNT TYPE OF INSTRUMENT
\$ 40,000 WD

TAX STAMPS INDICATED PRICE
\$88 \$ 40,000

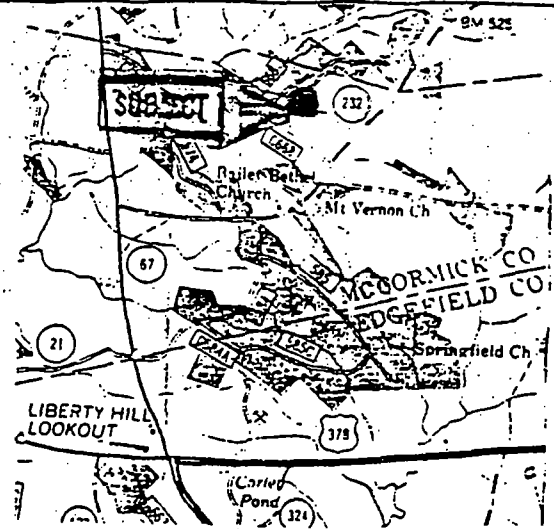
10. INTERVIEW

NAME DATE
Knowlagable Local 11/6/86

IMPROVEMENT VALUE PRICE PER ACRE-LAND
NONE 400

CONDITION OF SALE:

PRICE 40,000
CASH 40000



REASON FOR PURCHASE:
INVESTMENT IN LAND AND TIMBER

BALANCE \$ INTEREST RATE % INTENDED USE:
PAYMENTS \$ NO. PAYMENTS TIMBER PRODUCTION

11. LAND FACTORS ACRES BY TYPE:
SIZE (ACRES) TIMBER BARREN CUT OVER
45ac. BRUSH DEVELOPED

FRONTAGE (FEET) USEABLE CONDITION: ZONING -
ROAD LAKE DEED RESTRICTIONS - ALL NONE
F.S STATE RESERVATIONS -
COUNTY PVT. STREAM OUTSTANDING RIGHTS -

12. DATE INSPECTED MINERALS-% WITH LAND 100 % OUTSTANDING
11/19/86 06/25/87

13. IMP. & ELEMENTS AFFECTING VALUE (VIEW, TERRAIN, TIMBER VOL., SOIL, ETC.)
Access through existing ownership, to gravel FDR road

TIMBER \$22000 land 18000

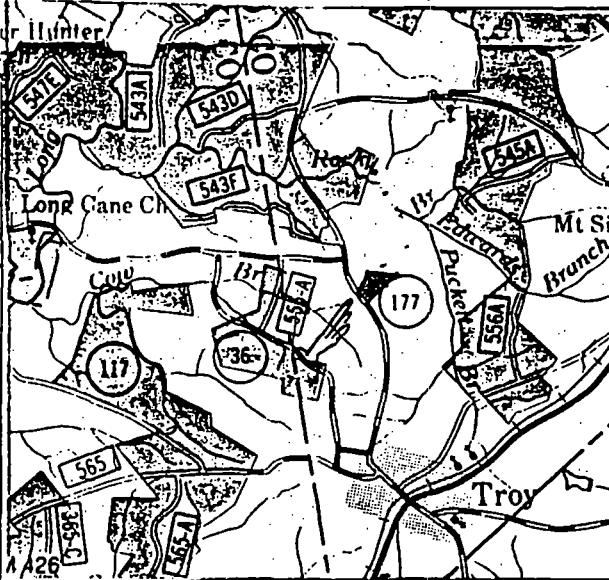
14. OTHER POWER TELEPHONE WATER AND SOURCE ACCESS (KIND)
FACTORS: available available gravel road + woods RD.

15. REMARKS (ADDITIONAL ROOM ON BACK)
FAIR LOCATION, GENTLY ROLLING

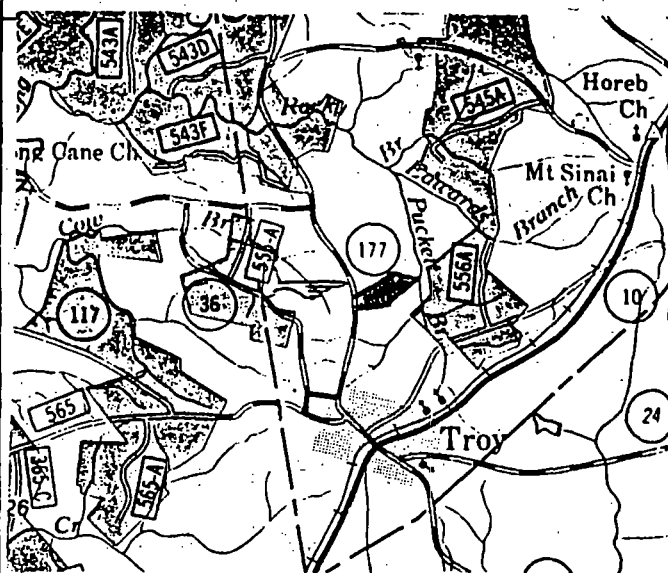
TERRAIN

16. PREPARED BY TITLE DATE 6/25/86
C. VONHERRMANN Horace W. Landrith FORESTER Appraiser 11/6/866

#8-5400-8

TRANSACTION EVIDENCE FORM (FSM 5417.7)		1. SALE DATE 6/16/87		2. SALE NO. 5					
INFORMATION FOR OFFICIAL USE ONLY		3. FOREST Sumter							
4. LOCALITY Troy		5. LOCATION (G.L.O., LAND LOTS, SURVEYS) 2 miles N of Troy - Hwy. 177							
COUNTY Greenwood		Tract 7							
6. SELLER'S NAME AND ADDRESS J. P. Anderson Jr. Escrow Agent - Grier Estate		17. SKETCH, MAP, OR PHOTOGRAPH 							
7. PURCHASER'S NAME AND ADDRESS Gladys Webb		<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 8. RECORDATION DATE DATA: 6/16/87 </div> <div style="width: 45%;"> BOOK 324 PAGE 36 </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 9. CONSIDERATION DEED AMOUNT 10. O.V.C. TAX STAMPS Affidavit 12.10 </div> <div style="width: 45%;"> TYPE OF INSTRUMENT W.D. INDICATED PRICE \$5,104. </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> NAME (Seller's) Dan Procter (Grandson) </div> <div style="width: 45%;"> DATE 4/1/88 </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> IMPROVEMENT VALUE 0 </div> <div style="width: 45%;"> PRICE PER ACRE - LAND 550.00 </div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> CONDITION OF SALE PRICE \$ 5,104. CASH \$ 5,104. BALANCE \$ _____ PAYMENTS \$ _____ </div> <div style="width: 45%;"> REASON FOR PURCHASE: INVESTMENT INTENDED USE: </div> </div>							
11. LAND FACTORS SIZE (ACRES) 9.28						ACRES BY TYPE: TIMBER 9.28 BARREN _____ OTHER _____ PASTURE _____ CROP _____ BRUSH _____ DEVELOPED _____			
FRONTAGE (FEET) ROAD 300 LAKE _____ <input type="checkbox"/> F.S. <input checked="" type="checkbox"/> STATE <input type="checkbox"/> COUNTY <input type="checkbox"/> PVT. STREAM						USABLE CONDITION: ZONING- None DEED RESTRICTIONS- None RESERVATIONS- None OUTSTANDING RIGHTS- None MINERALS- % WITH LAND 100 % OUTSTANDING _____			
12. DATE INSPECTED 4/1/88									
13. IMPROVEMENTS AND ELEMENTS AFFECTING VALUE (VIEW, TERRAIN, TIMBER VOL., SOIL, ETC.) Tract had been cut over before sale with no merchantable timber left.									
14. OTHER FACTORS: POWER <input checked="" type="checkbox"/> TELEPHONE <input checked="" type="checkbox"/> WATER AND SOURCE ACCESS (KIND) Paved secondary Highway 177									
15. REMARKS (ADDITIONAL ROOM ON BACK).									
PREPARED BY Horace W. Landrith			TITLE Appraiser		DATE 4/4/88				

TRANSACTION EVIDENCE FORM (FSM 5417.7)		1. SALE DATE 6/16/87	2. SALE NO. 6
INFORMATION FOR OFFICIAL USE ONLY		3. FOREST Sumter	
4. LOCALITY Troy COUNTY Greenwood		5. LOCATION (G.L.O., LAND LOTS, SURVEYS) 2 miles north Troy on SR 177 Tract 6	
6. SELLER'S NAME AND ADDRESS J.P. Anderson Escrow Agent Grier Estate		17. SKETCH, MAP, OR PHOTOGRAPH. 	
7. PURCHASER'S NAME AND ADDRESS Dealver R. Deal			
8. RECORDATION DATE 6/16/87 BOOK 324 PAGE 39			
9. CONSIDERATION	10. O.V.C.	TYPE OF INSTRUMENT W.D.	
TAX STAMPS Affidavit	INDICATED PRICE		
12.10	\$5,352		
NAME Neighbor Pete Smith - Tax Assessor		DATE 4/4/88	
IMPROVEMENT VALUE 0		PRICE PER ACRE-LAND \$4.00	
CONDITION OF SALE:		REASON FOR PURCHASE:	
PRICE \$ 5,352		Owned adjacent tract	
CASH \$ 5,352		INTENDED USE:	
BALANCE \$		INTEREST RATE %	
PAYMENTS \$		NO. PAYMENTS	
SIZE (ACRES) 13.38		ACRES BY TYPE: TIMBER 13.38 BARREN PASTURE CROP BRUSH DEVELOPED	
FRONTAGE (FEET) ROAD 300 LAKE		USABLE CONDITION: ZONING- None	
F.S. <input checked="" type="checkbox"/> STATE COUNTY PVT. STREAM		DEED RESTRICTIONS- None	
		RESERVATIONS- None	
12. DATE INSPECTED 4/1/88		OUTSTANDING RIGHTS- None	
		MINERALS- % WITH LAND 100 % OUTSTANDING	
13. IMPROVEMENTS AND ELEMENTS AFFECTING VALUE (VIEW, TERRAIN, TIMBER VOL., SOIL, ETC.) Tract had been cut over before sale with no merchantable timber left.			
14. OTHER POWER TELEPHONE WATER AND SOURCE ACCESS (KIND) FACTORS: <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Paved SR Secondary			
15. REMARKS (ADDITIONAL ROOM ON BACK)			
PREPARED BY Horace W. Landrith		TITLE Appraiser	
		DATE 4/4/88	

TRANSACTION EVIDENCE FORM (FSM 5417.7)		1. SALE DATE 6/16/87	2. SALE NO. 7
INFORMATION FOR OFFICIAL USE ONLY		3. FOREST Sumter	
4. LOCALITY Troy COUNTY Greenwood		5. LOCATION (G.L.O., LAND LOTS, SURVEYS) 2 miles N Troy on SR 177 Tract 10	
6. SELLER'S NAME AND ADDRESS J.P. Anderson Jr. Escrow Agent - Grier Estate		17. SKETCH, MAP, OR PHOTOGRAPH 	
7. PURCHASER'S NAME AND ADDRESS Pete C. Edwards			
8. RECORDATION DATE DATA: 6/10/87 BOOK 324 PAGE 42			
9. CONSIDERATION	DEED AMOUNT \$10. O.V.C.	TYPE OF INSTRUMENT W.D.	
	TAX STAMPS Affidavit 19.80	INDICATED PRICE \$8,655.10	
10. REVIEW	NAME Pete C. Edwards	DATE 4/4/88	
	IMPROVEMENT VALUE 0	PRICE PER ACRE - LAND \$410.	
CONDITION OF SALE		REASON FOR PURCHASE:	
PRICE \$ 8,655.10		Owned adjacent farm INTENDED USE: Timber land, grazing	
CASH \$ 8,655.10			
BALANCE \$ _____ INTEREST RATE _____ % PAYMENTS \$ _____ NO. PAYMENTS _____			
11. LAND FACTORS	SIZE (ACRES) 21.11	ACRES BY TYPE: TIMBER 21.11 BARREN _____ OTHER _____ PASTURE _____ CROP _____ BRUSH _____ DEVELOPED _____	
	FRONTAGE (FEET) ROAD 100 LAKE _____ <input type="checkbox"/> F.S. <input checked="" type="checkbox"/> STATE <input type="checkbox"/> COUNTY <input type="checkbox"/> PVT. STREAM _____	USABLE CONDITION: ZONING - None DEED RESTRICTIONS - None RESERVATIONS - None OUTSTANDING RIGHTS - None MINERALS - % WITH LAND 100 % OUTSTANDING _____	
12. DATE INSPECTED 4/1/88			
13. IMPROVEMENTS AND ELEMENTS AFFECTING VALUE (VIEW, TERRAIN, TIMBER VOL., SOIL, ETC.) Tract is entirely in planted pine 3 years old and in good growing condition.			
14. OTHER FACTORS:	POWER X	TELEPHONE X	WATER AND SOURCE ACCESS (KIND) Paved SR 177 - Secondary Road
15. REMARKS (ADDITIONAL ROOM ON BACK)			
PREPARED BY Horace W. Landrith		TITLE Appraiser	DATE 4/4/88

TRANSACTION EVIDENCE FORM

(FSM 5417.7)

INFORMATION FOR OFFICIAL USE ONLY

1. SALE DATE

6/16/87

2. SALE NO.

9

3. FOREST

Sumter

5. LOCATION (G.L.O., LAND LOTS, SURVEYS)

Hwy 177, 2 miles N of Troy

Tracts 1, 2, 5 6.

6. SELLER'S NAME AND ADDRESS

J. P. Anderson Jr.

Escrow Agent - Crier Estate

7. PURCHASER'S NAME AND ADDRESS

Holmes Timber Co.

8. RECORDATION DATE

DATA: 6/16/87

BOOK

324

PAGE

33

9. CONSIDERATION
DEED AMOUNT
10. O.V.C.TYPE OF INSTRUMENT
W.D.TAX STAMPS
Affidavit

INDICATED PRICE

104.30

\$51,151.11

NAME (Seller's)
Dan Proctor (Grandson)

DATE

4/1/88

IMPROVEMENT VALUE
0PRICE PER ACRE-LAND
\$467.86

CONDITION OF SALE:

PRICE \$ 51,151.11

CASH \$ 51,151.11

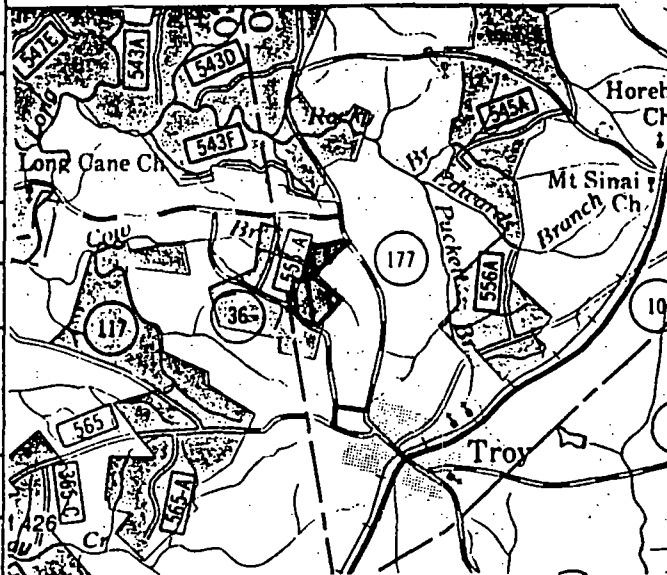
BALANCE \$

INTEREST RATE %

PAYMENTS \$

NO. PAYMENTS

17. SKETCH, MAP, OR PHOTOGRAPH



REASON FOR PURCHASE:

Investment

INTENDED USE:

Timber production

11. LAND FACTORS
SIZE (ACRES)

109.33

ACRES BY TYPE:

TIMBER 109.33 BARREN

PASTURE CROP

BRUSH DEVELOPED

FRONTAGE (FEET)
ROAD 2100

LAKE

USABLE CONDITION: ZONING- None

F.S. STATE
COUNTY PVT. STREAM

DEED RESTRICTIONS- None

RESERVATIONS- None

OUTSTANDING RIGHTS- None

MINERALS- % WITH LAND 100

% OUTSTANDING

12. DATE INSPECTED 4-1-88

13. IMPROVEMENTS AND ELEMENTS AFFECTING VALUE (VIEW, TERRAIN, TIMBER VOL., SOIL, ETC.)

Tract has approximately 40 acres in planted pine 4 years old, 36 acres of scattered pine timber and 33.33 acres of well-stocked small ST and pulpwood.

14. OTHER POWER TELEPHONE WATER AND SOURCE
FACTORS: X X

ACCESS (KIND)

Asphalt SR 177 State Secondary

15. REMARKS (ADDITIONAL ROOM ON BACK)

Tract has good terrain and good soil for pine timber growth. Little or not erosion noted.

PREPARED BY

Howace W. Landrith

TITLE

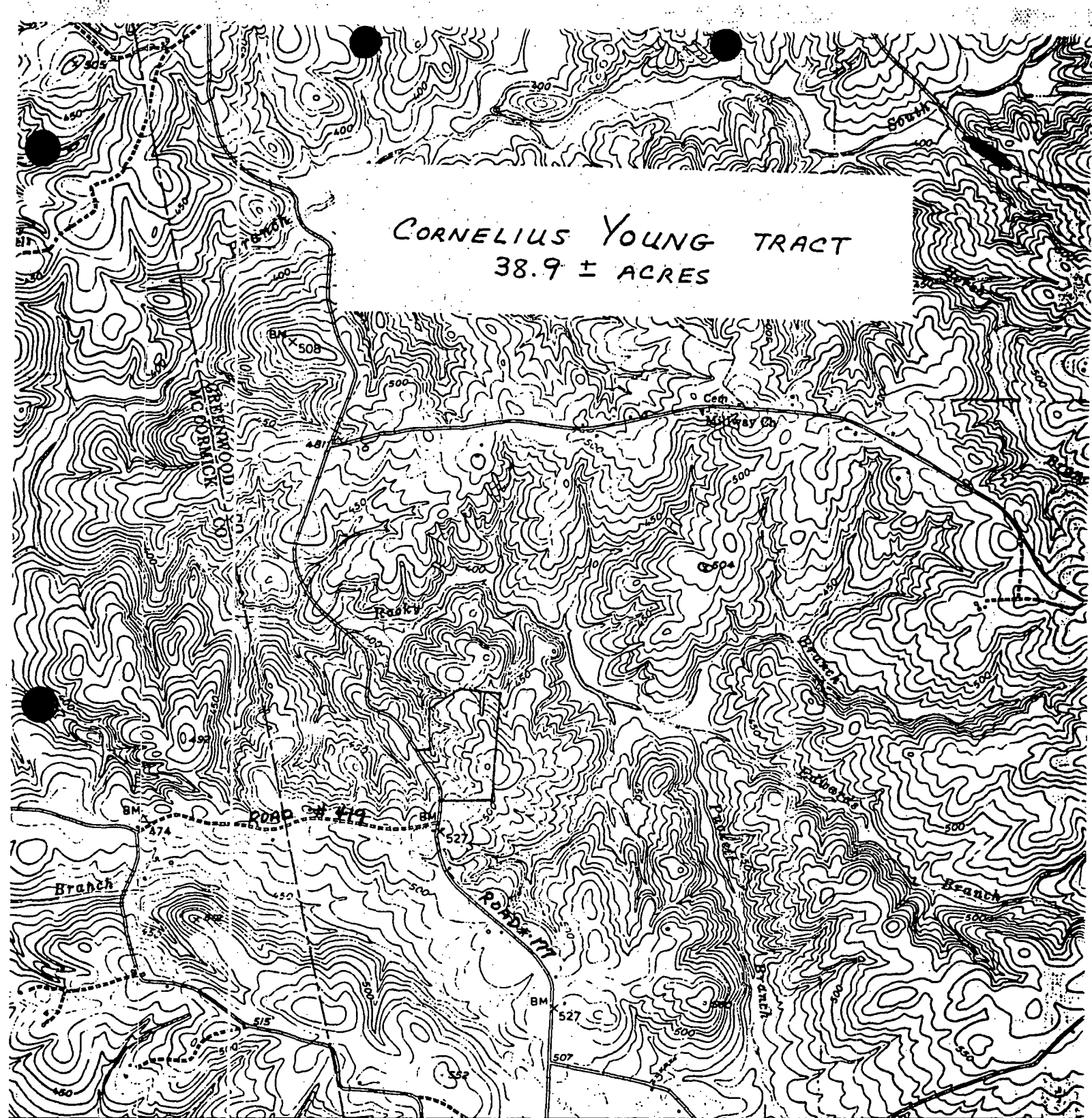
Appraiser

DATE

4/4/88

TRANSACTION EVIDENCE FORM (FSM 5417.7)		1. SALE DATE 6/25/82		2. SALE NO. 10								
INFORMATION FOR OFFICIAL USE ONLY		3. FOREST Sumter										
4. LOCALITY Troy COUNTY Greenwood		5. LOCATION (G.L.O., LAND LOTS, SURVEYS) Hwy 177 North of Troy										
6. SELLER'S NAME AND ADDRESS Piedmont Title Insurance Co.			17. SKETCH, MAP, OR PHOTOGRAPH									
7. PURCHASER'S NAME AND ADDRESS Henry A. Lassiter												
8. RECORDATION DATA: DATE 6/25/83 BOOK 288 PAGE 148												
9. CONSIDERATION												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DEED AMOUNT 10. C.V.C.</td> <td style="width: 50%;">TYPE OF INSTRUMENT Limited W.D.</td> </tr> <tr> <td>TAX STAMPS Affidavit</td> <td>INDICATED PRICE</td> </tr> <tr> <td>\$234.</td> <td>\$116.520</td> </tr> </table>						DEED AMOUNT 10. C.V.C.	TYPE OF INSTRUMENT Limited W.D.	TAX STAMPS Affidavit	INDICATED PRICE	\$234.	\$116.520	
DEED AMOUNT 10. C.V.C.	TYPE OF INSTRUMENT Limited W.D.											
TAX STAMPS Affidavit	INDICATED PRICE											
\$234.	\$116.520											
10. INTERVIEW			REASON FOR PURCHASE: Investment INTENDED USE: Timber Production									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NAME Pete C. Edwards Neighbor, Tax Assessor</td> <td style="width: 50%;">DATE 4/1/88</td> </tr> <tr> <td>IMPROVEMENT VALUE 0</td> <td>PRICE PER ACRE-LAND 1,200</td> </tr> </table>						NAME Pete C. Edwards Neighbor, Tax Assessor	DATE 4/1/88	IMPROVEMENT VALUE 0	PRICE PER ACRE-LAND 1,200			
NAME Pete C. Edwards Neighbor, Tax Assessor	DATE 4/1/88											
IMPROVEMENT VALUE 0	PRICE PER ACRE-LAND 1,200											
CONDITION OF SALE:												
PRICE \$ 116,520 CASH \$ 116,520 BALANCE \$ _____ INTEREST RATE _____ % PAYMENTS \$ _____ NO. PAYMENTS _____												
11. LAND FACTORS		ACRES BY TYPE:										
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">TIMBER 97.10</td> <td style="width: 33%;">BARREN</td> <td style="width: 33%;">OTHER</td> </tr> <tr> <td>PASTURE</td> <td>CROP</td> <td></td> </tr> <tr> <td>BRUSH</td> <td>DEVELOPED</td> <td></td> </tr> </table>				TIMBER 97.10	BARREN	OTHER	PASTURE	CROP		BRUSH
TIMBER 97.10	BARREN	OTHER										
PASTURE	CROP											
BRUSH	DEVELOPED											
FRONTAGE (FEET) ROAD _____ LAKE _____		USABLE CONDITION: ZONING- None										
<input type="checkbox"/> F.S. <input type="checkbox"/> STATE <input type="checkbox"/> COUNTY <input type="checkbox"/> PVT. STREAM		DEED RESTRICTIONS- None										
12. DATE INSPECTED 4-1-88		RESERVATIONS- None										
		OUTSTANDING RIGHTS- None										
		MINERALS- % WITH LAND 100 % OUTSTANDING _____										
13. IMPROVEMENTS AND ELEMENTS AFFECTING VALUE (VIEW, TERRAIN, TIMBER VOL., SOIL, ETC.) Tract had good stand of pine ST at time of sale, but most recently clear cut. Tract has some gullies created around turn of century from soil erosion created by cultivating land.												
14. OTHER FACTORS:		POWER TELEPHONE WATER AND SOURCE		ACCESS (KIND)								
X X				Asphalt SR 177								
15. REMARKS (ADDITIONAL ROOM ON BACK)												
PREPARED BY Horace W. Landrith			TITLE Appraiser		DATE 4/4/88							

CORNELIUS YOUNG TRACT
38.9 ± ACRES



(MC CORMICK)
4551 IV NE

TROY 1.4 MI.

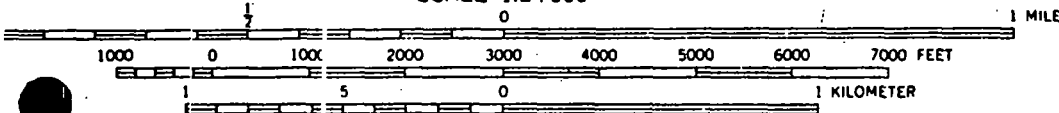
380

17°30'

381

382

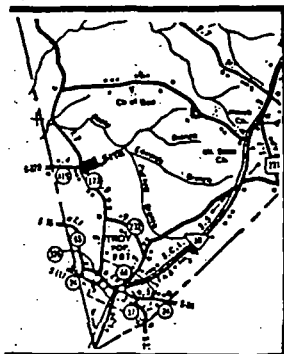
SCALE 1:24 000



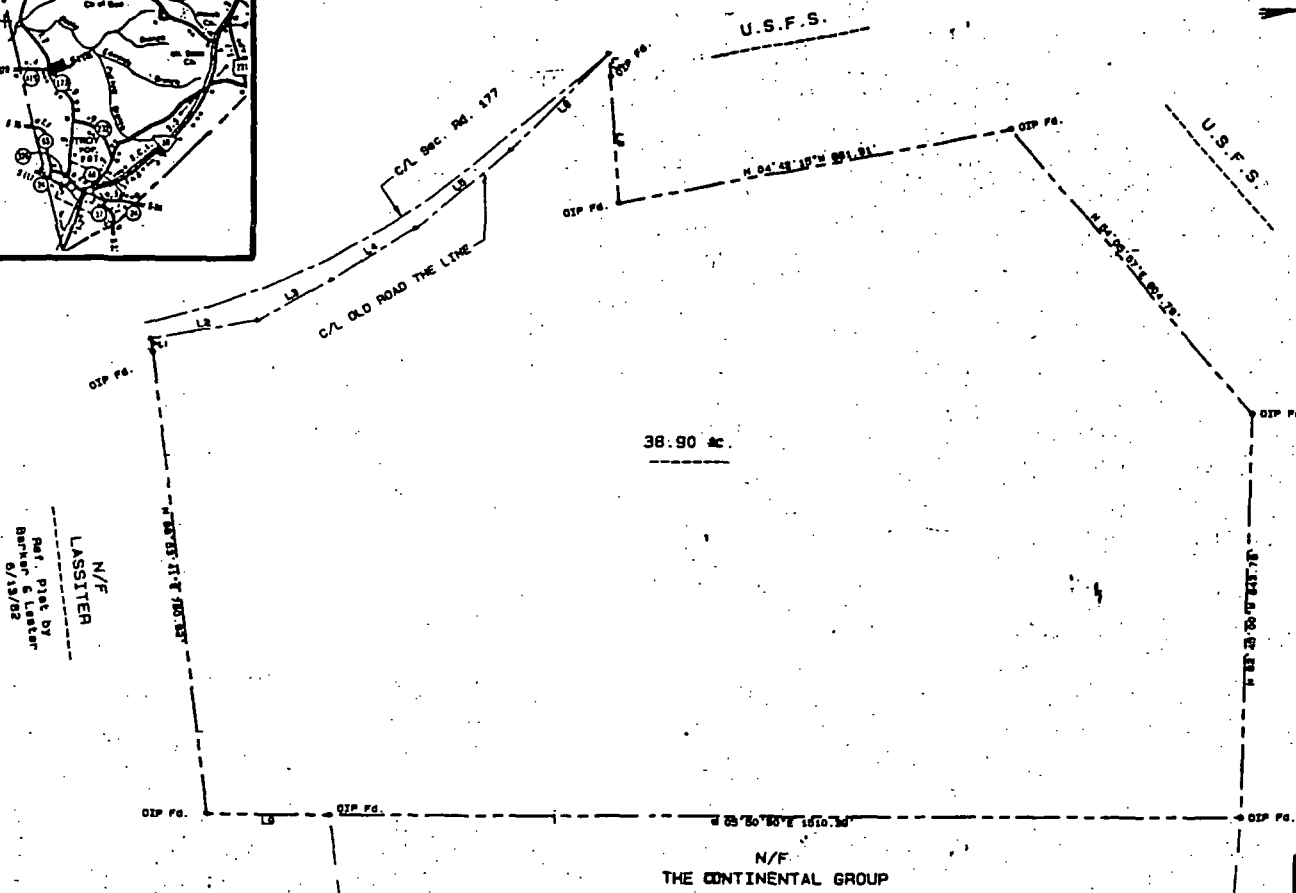
CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

VERDERY QUADRANGLE
SOUTH CAROLINA
7.5 MINUTE SERIES (TOPOGRAPHIC)

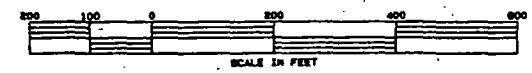
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092



NORTH
computed to ref. plat by
A. K. Britt
9/12/49



LINE	BEARING-	DISTANCE
1	N 88° 53' 41" E	21.00
2	N 03° 28' 08" W	178.31
3	N 22° 25' 13" W	135.52
4	N 25° 13' 41" W	159.71
5	N 33° 10' 33" W	201.23
6	N 37° 39' 03" W	222.87
7	N 88° 08' 24" W	37.00
8	N 88° 08' 24" W	201.87
9	N 06° 05' 08" E	200.79



I HEREBY CERTIFY THAT THE PRECISION OF THE
FIELD SURVEY IS 1:24000.0 AND THE AREA HAS
DETERMINED BY THE COORDINATE METHOD.

R.D.P.
R. DANIEL PROCTOR P.L.S. 11068

NEWBY PROCTOR & ASSOCIATES		PLAT PREPARED FOR AMSELCO MINERALS INC.	
		COUNTY OF GREENWOOD SOUTH CAROLINA	
		TOWNSHIP OF TROY	
SCALE 1" = 200		DATE 3/17/88	
FIELD WORK: J.M.L.		FILE NO: 8-727	
DRAWN BY: R.D.P.			

405 LONG AVE.
P.O. BOX 80-80
GREENWOOD SC 29646
PH. 223-3787



Qualifications of Appraiser

1960-61 Appraiser for Federal Land Bank- Athens, Ga. Appraised for loan applications in south east and north east Ga.

1961-70 Timber sales and appraisal for U.S.D.A. Forest Service in Klamath Falls, Oregon and Centreville, Alabama.

1970-71 Appraised recreational properties for land acquisition at Ocala, Eustis, and Tallahassee, Florida for U.S.D.A. Forest Service.

1971-74 Review Appraiser for U.S.D.A. Forest Service in Southern Region which covers 13 southern states from Virginia to Texas. Land acquisition, land exchange, and land leases.

1974-78 U.S. Forest Service Appraiser and Lands Section Head for Ouachita National Forest, Hot Springs, Arkansas which covers 1,575,000 acres in western Arkansas and eastern Oklahoma.

1978-85 Real Estate Section head for Cherokee National Forest. Responsible for all appraisals and land acquisition, exchange, and land leases for 625,000 acres. Acquired right of way for over 75 miles of Appalachian National Scenic trail.

10/85-11/86 Real Estate Broker and Appraiser for Porter Real Estate Co., Seneca, S.C.

11/86 Owner of S&H Real Estate Appraisal Service, Seneca, S.C.

Appraisal Experience includes:

1. Farms
2. Houses
3. Lake Property
4. Road Right of Way
5. Power Line Right of Way
6. Gas Line Right of Way
7. Abandoned Rail Road Right of Way
8. Mountain Land
9. Timber and Timber Land
10. Subdivisions
11. Cabins
12. Barns
13. Abandoned Schools
14. Organization Camps for Boy Scouts, Churches
15. Churches
16. Electronic Sites

Member of:

1. National Association of Realtors
2. Tri County Board of Realtors
3. National Association of Real Estate Appraisers
4. Society of American Foresters
5. Registered Forester- South Carolina
6. Oconee County ForestLand Owners Association
7. Licensed Real Estate Broker

Education

- 1960- Bachelor of Science in Forestry-University of Georgia
- 1969- Real Estate Appraisal Course 1- American Institute of Real Estate Appraisers at North Carolina State University.
- 1970- Rural Appraisal Course 111- American Institute of Real Estate Appraisers at Tulane University.
- 1971 Urban Appraisal Course 11-American Institute of Real Estate Appraisers at University of Georgia.
- 1972 Condemnation Appraisal Course 1V American Institute of Real Estate Appraisers at University of Georgia.
- 1973 Residential Appraisal Course Vlll at Tulane University.
- 1974 Review Appraisers Course at University of San Fransico.
- 1983 Advanced Farm and Rural Appraisal Course by The American Society of Farm Managers and Rural Appraisers at Jonesboro, Arkansas.